

## COMMITTEE ON LANDS AND BUILDINGS

**June 5, 2001**

**5:00 PM**

Chairman Cashin called the meeting to order.

The Clerk called the roll.

Present: Aldermen Cashin, Levasseur, Shea (late) and Thibault

Absent: Alderman Gatsas

Chairman Cashin addressed Item 1 of the agenda:

Communication from Michael Lemay requesting to purchase a parcel of land known as Map 0134, Lot 0037 located at 628 Hanover Street.

*Staff Comments: City-owned property, but a possible site for a senior center. Recommended that this be put on hold until the senior center issue is resolved.*

Alderman Levasseur moved to table this item. Alderman Thibault duly seconded the motion. Chairman Cashin called for a vote on the motion. There being none opposed, the motion carried.

Chairman Cashin addressed Item 2 of the agenda:

Communication from Deputy City Solicitor Tom Arnold regarding James Pollock Drive.

*Staff Comments: Recommend that the City transfer Parcel A to Cecile Pelletier subject to Cecile Pelletier transferring back to the City Tax Map 579, Lot 83 and that the Board accept an easement over Parcel B (Tax Map 579, Lot 83) which will be reviewed and reported on.*

Deputy Solicitor Arnold stated if you look at the materials in the packet I believe that there is a copy of a plan attached. What I gather was originally was supposed to take place is if you look at the plan, Parcel A was supposed to be transferred to Cecile Pelletier. This was the parcel that was presented to the School Board and that the School Board approved, however, if you look over on the right hand side of the map you will see City of Manchester Map 579, Lot 83. That was a tax-deeded lot. Due to a clerical error, what happened was when it got submitted to the Board of Mayor and Aldermen for a vote it was listed as Tax Map 579, Lot 83

instead of Parcel A, which is the lot that the City did eventually sell to Cecile Pelletier. Upon discovering the mistake, what she would like to do is to reconvey a map 579, Lot 83 back to the City and receive Parcel A as originally intended.

Alderman Levasseur moved to approve the transfer and to recommend acceptance of an easement to be reviewed by the Solicitor's Office. Alderman Thibault duly seconded the motion.

Alderman Thibault asked isn't there also an easement there from the Highway Department that goes through that land.

Deputy Solicitor Arnold replied yes. I would also request a recommendation from the Board that the City accept an easement that would allow the Highway Department to increase James Pollock Drive to 40 feet. You can see that labeled as Parcel B on the map.

Alderman Thibault asked are we saying here if we accept this that every party accepts the fact that the City has an easement there.

Deputy Solicitor Arnold answered I would expect the easement to be conveyed to the City at the same time that Parcel A is conveyed to Mrs. Pelletier. I will draw an easement for signature.

Chairman Cashin called for a vote on the motion. There being none opposed, the motion carried.

Chairman Cashin addressed Item 5 of the agenda:

Request of Salvation Army for City to donate land located at 144 Auburn Street (Map 68, Lot 32).

*Staff Comments: The City does not own this land and once taken it needs a certification and redemption process. Recommend no action until the taking of the property with review at that time by staff.*

Alderman Levasseur moved to receive and file this item. Alderman Thibault duly seconded the motion. Chairman Cashin called for a vote on the motion. There being none opposed, the motion carried.

Chairman Cashin addressed Item 6 of the agenda:

Communication from John G. Gimmas requesting to purchase the land and building of the so-called former Concord Street Fire Station.

*Staff Comments: Recommend that it be found not surplus to City needs and not be disposed of.*

On motion of Alderman Levasseur, duly seconded by Alderman Thibault, it was voted to find that this land is not surplus to City needs and should not be disposed of and recommend that the request be denied.

Chairman Cashin addressed Item 7 of the agenda:

Communication from the NH Department of Transportation regarding a request that they received to purchase a parcel of State owned land on the northwesterly corner of Bridge Street and Mammoth Road.

*Staff Comments: Recommend that the City does have an interest.*

Deputy Clerk Johnson stated I did speak with the Department of Transportation because the time had expired that was on the letter. They are in a process there of review. What I would like to do is have this Committee recommend to the Board that the City may perhaps have an interest and forward that to the DOT so that when they hit the point of coming back for another set of reviews, which is at the next level if it is found surplus to the state the City will have an opportunity to perhaps look into whether or not we want to acquire it. It is a parcel that is located right on the corner. There is a set of signals there. There is a sign for Parks & Recreation in that right-of-way. We believe it may be located in the right-of-way. Highway does not have an interest but we believe Parks may and Ron Johnson is here and I don't know if he wants to address it. We felt that we should at least have the process allow us to indicate that we may have an interest and not let the state just dispose of it.

Alderman Levasseur moved to send a letter of interest to the Department of Transportation.

Deputy Clerk Johnson replied the state has not declared it surplus yet but somebody has written to the state and said they have an interest in it. Once the state declares it surplus, then it will be a very quick process. We just want to be on notice that we want notification if the state finds that it is surplus. We want that notification.

Alderman Thibault duly seconded the motion. Chairman Cashin called for a vote on the motion. There being none opposed, the motion carried.

Chairman Cashin addressed Item 8 of the agenda:

Communication from Parks & Recreation regarding property located at North Bay Street and Bennington Road.

Deputy Clerk Johnson noted this was not a request to purchase the parcel. The City has already determined that they did not want to sell the property and they wanted to hold it. Parks is here to address the letter. The letter is in regards to doing improvements on the property.

Chairman Cashin stated my understand, Ron, is that you met with the PTA and the parents and you came up with a plan that everybody appears to be satisfied with. Is that correct?

Mr. Johnson replied right. Also one of the abutters, Jeanne Trott is here and I don't know if she has any questions but we did forward a letter...the Highway Department prepared a plan and they met with Alderman Wihby and representatives from the School and the abutters to come up with a plan. We currently included that in. We are doing the new phase of improvements. They are out to bid at this point and there is an alternate in the bid to include this work - the grading, the tree removal and some of the additional landscaping. There are also representatives from Webster School here this evening.

Chairman Cashin asked, Mrs. Trott would you care to speak. Can I assume that you agree to this?

Mrs. Trott stated it is agreeable to me.

Chairman Cashin asked the representatives from Webster School if they were also in agreement. They replied yes.

On motion of Alderman Levasseur, duly seconded by Alderman Thibault, it was voted to accept the plan.

Chairman Cashin addressed Item 9 of the agenda:

Communication from the Director of Planning regarding the possible land acquisition of a piece of property on the westerly edge of Wolf Park.  
(Note: Committee voted to have the City make an offer not to exceed \$31,000 and report back to Committee.)

*Staff Comments: Report from Solicitor is that the offer was declined. The taxes have been paid through 1998. The property will not be deeded this year.*

On motion of Alderman Levasseur, duly seconded by Alderman Thibault, it was voted to receive and file this item.

### **TABLED ITEMS**

10. Communication from John Marchwicz requesting to purchase a parcel of land known as Map 218, Lot 21 located on Crescent Lane.  
(Tabled 9/18/00 pending reports from Planning and Tax.)  
*Staff Comments: Recommend disposal of this parcel by auction starting at a minimum bid of \$10,000.*

On motion of Alderman Levasseur, duly seconded by Alderman Thibault, it was voted to remove this item from the table.

On motion of Alderman Levasseur, duly seconded by Alderman Thibault, it was voted to send this item to auction starting at a minimum bid of \$10,000.

11. Communication from Sheila M. Grace requesting to purchase property located on River Road known as Map 222/Lot 79.  
(Tabled 9/18/00 pending reports from Planning and Tax.)  
*Staff Comments: Recommend that a letter be sent to the abutters to determine interest and that the property be sold for \$4,500 to the requestor if there is no interest. This property is found to be surplus to City needs.*

On motion of Alderman Levasseur, duly seconded by Alderman Thibault, it was voted to remove this item from the table.

On motion of Alderman Levasseur, duly seconded by Alderman Thibault, it was voted to send a letter to the abutters to determine interest in the property and if there is none that the property be sold for \$4,500 to the requestor.

12. Communication from Ronald and Kathleen Gosselin requesting to purchase property known as Map 750/Lot 11 located on Pond Drive.  
(Tabled 4/4/00 pending reports from Assessors and Tax.)  
*Staff Comments: Recommend that the property be found not surplus to City needs and that it be transferred to the Conservation Commission.*

On motion of Alderman Levasseur, duly seconded by Alderman Thibault it was voted to remove this item from the table.

On motion of Alderman Levasseur, duly seconded by Alderman Thibault, it was voted find that this property is not surplus to City needs and that it be transferred to the jurisdiction of the Conservation Commission.

There being no further business, on motion of Alderman Levasseur, duly seconded by Alderman Thibault, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee